

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 4, 2011 (Agenda)

LAFCO 11-3: Union Valley Parkway (Phase III) Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution adopted March 15, 2011.

ACREAGE & LOCATION Approximately 57 acres located east of and adjacent to State Route 135 (Orcutt Expressway), situated at the proposed intersection with Union Valley Parkway, between Foster Road on the north and Mooncrest Lane on the south (4380 and 4470 Orcutt Road).

PURPOSE: To include parcels in special districts to assist in financing streetlighting services related to the proposed extension of Union Valley Parkway.

GENERAL ANALYSIS:

This reorganization has been initiated by the County to include within the North County Lighting District and County Service Area No. 5 (Orcutt) properties that will help financially support the services provided by these two special districts. These two County-governed special districts finance, respectively, street lighting and open space maintenance services.

The area to be annexed includes five Assessor parcels. Three are owned by Wal-Mart Stores, Inc. and the other two are owned by John C. Brunnello and Gloria Dei Evangelical. No change in land for these parcels is proposed at this time or is motivating this application.

The purpose is to provide lighting for the new Union Valley Parkway Phase II arterial roadway project extending from Hummel Drive to State Highway 135 and the Orcutt Road realignment.

The enclosed map shows the location of the proposed roadway to be constructed in the area.

PROJECT INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

Three parcels containing more than 50 acres are vacant. The other two parcels contain a residence and a church.

The Orcutt Community Plan designates three of the parcels as Planning Development and the other two as Residential. The area is zoned C-2 and DR.

Surrounding uses are residential to the west, north and south and vacant to the east.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are generally level with no geographic features that would affect this application.

3. Population:

There is one dwelling unit within the area; no others are proposed.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting and maintenance of public open spaces. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653. It notes North County Lighting District receives funding from benefit assessments and a portion of the general property tax levy.

5. Environmental Impact of the Proposal:

Originally the County provided our office with copies of the EIR prepared and certified for the Union Valley Parkway Extension/Interchange Project. We however determined that EIR is not relevant to the application before the Commission; the road construction project can proceed irrespective of whether this reorganization is approved.

The County has now provided copies of the Orcutt Community Plan EIR and 2010 Amendment which addresses development of the Orcutt area, including the properties included within the Union Valley Parkway Phase III Reorganization. Copies of that EIR are enclosed on CDs for members of the Commission.

6. Boundaries and Lines of Assessment:

The property is contiguous to the annexing districts. The boundaries are definite and certain. An approved map and legal description have been received. There are no conflicts with lines of assessment or ownership.

Three of the parcels are included since they are directly affected by the roadway construction; the other two parcels are included to prevent creating "islands" and to promote orderly boundaries.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. Overall tax rates will not be affected by this change. The assessed value is \$12,519,875. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

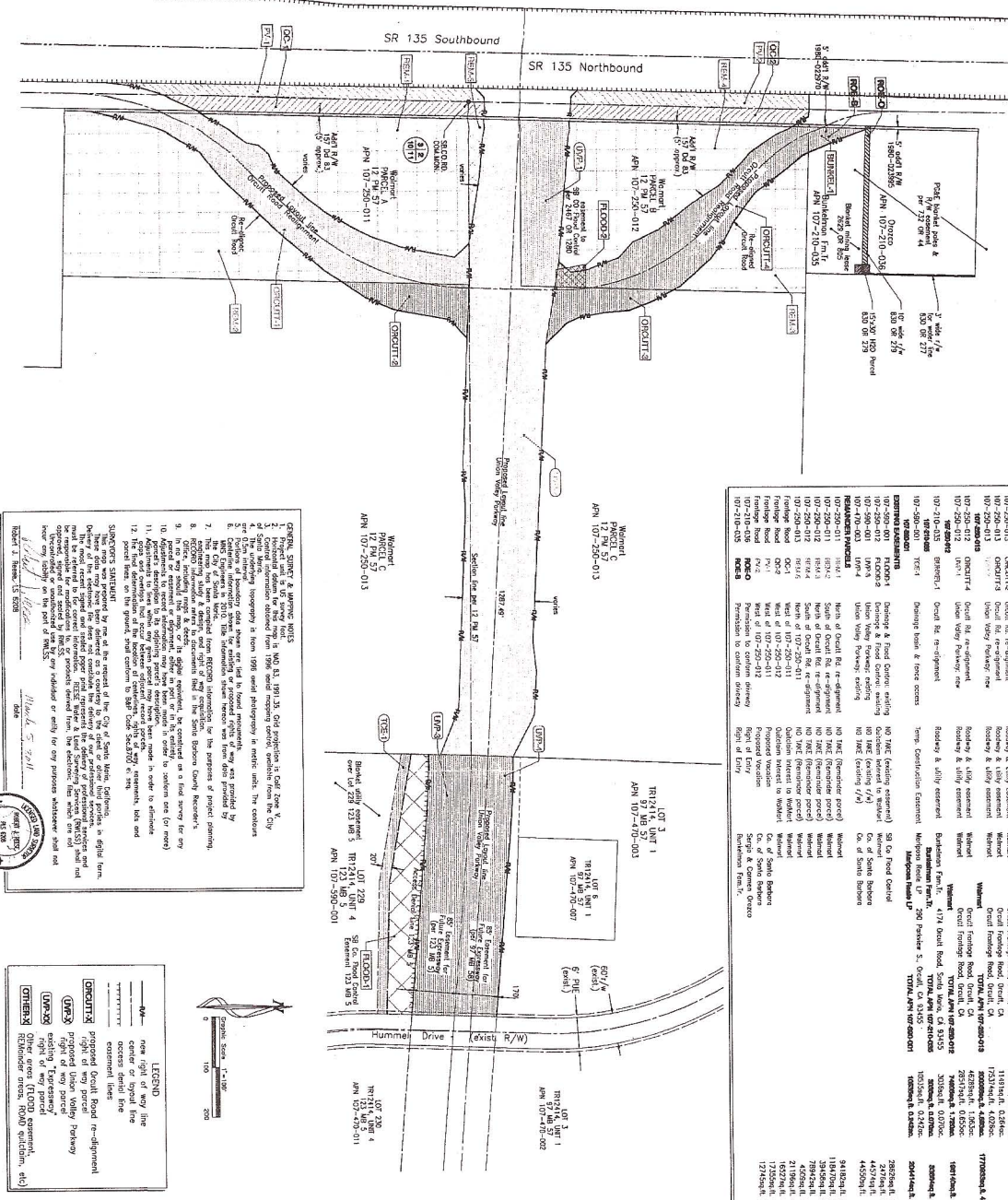
- A. Certify it has reviewed and considered information contained in the Orcutt Community Plan EIR and 2010 Amendment prepared and certified by the County.
- B. Adopt this report and approve the proposal, to be known as the Union Valley Parkway (Phase III) Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5 (Orcutt)
- C. Condition the reorganization upon the territory being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the Districts and.
- D. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 – Adopt this report and DENY the proposal:

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



APN	AREA	DESCRIPTION	TYPE OF TAKE	OWNER	ADDRESS	TAC AREA	ROSS AREA	ISSUING AREA
107-250-001	CHOCULT 1	Road Rt. re-alignment	Roadway & utility easement	Whelan	7500 W. State St.	6027774.1, 1.505K	2775934.4, 4.595K	2677774.1, 4.979K
107-250-011	CHOCULT 1	Road Rt. re-alignment	Roadway & utility easement	Whelan	1500 W. State St.	1000000.0, 1.505K	2775934.4, 4.595K	2677774.1, 4.979K
107-250-013	CHOCULT 3	Road Rt. re-alignment	Roadway & utility easement	Whelan	11518424.1, 6.006K	17201344.1, 4.628K	17201344.1, 4.628K	17201344.1, 4.628K
107-250-015	CHOCULT 3	Road Rt. re-alignment	Roadway & utility easement	Whelan	4628284.1, 1.505K	4628284.1, 1.505K	4628284.1, 1.505K	4628284.1, 1.505K
107-250-017	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2677774.1, 1.505K	2677774.1, 1.505K	2677774.1, 1.505K	2677774.1, 1.505K
107-250-019	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-021	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-023	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-025	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-027	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-029	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-031	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K
107-250-033	CHOCULT 4	Road Rt. re-alignment	Roadway & utility easement	Whelan	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K	2000000.0, 1.505K

GENERAL SURVEY & MAPPING NOTES

- Project area is 10' survey wide.
- Control information obtained from 1996 aerial mapping control, available from the City of Santa Maria.
- The existing topography is from 1996 aerial photography in profile, with the contour lines derived therefrom.
- Position of boundary data shown are used in final preparation, with the corner data derived therefrom.
- Dimensions of all areas are given in feet and decimal fractions thereof.
- This map has been compiled from (ACCURATE INFORMATION) for the purposes of project planning, and does not constitute a final engineering drawing.
- NO LIABILITY IS ASSUMED BY THE ENGINEER FOR ANY MISTAKES OR OMISSIONS IN THIS MAP.
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APN 107-250-013

APN 107-250-015

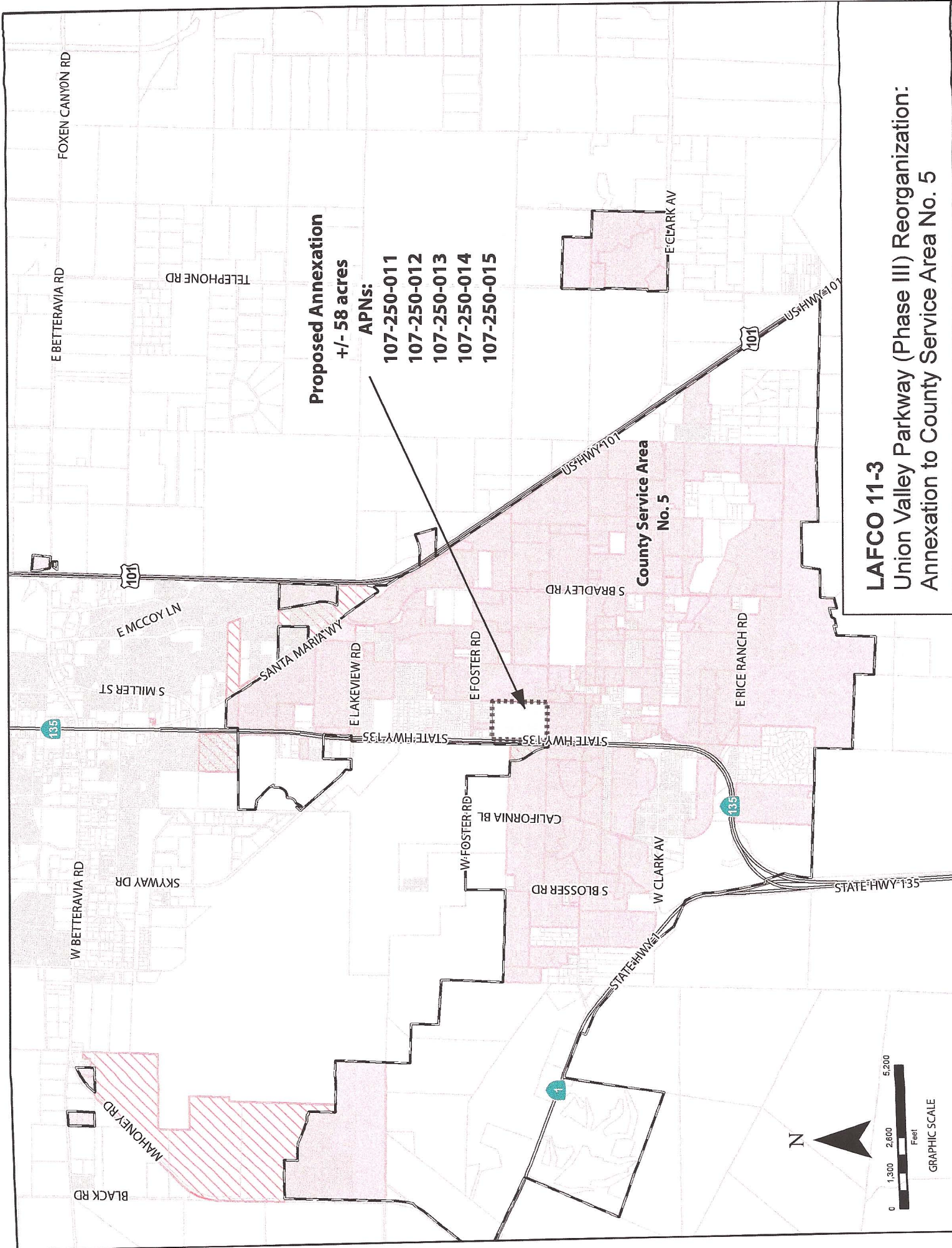
LEGEND

—	new right of way line
—	center of road line
—	existing right of way line
—	proposed utility location
—	right of way easement
—	right of way easement
—	right of way easement

Other areas: (TOD) easement, etc.

RIGHT OF WAY MAP
 UNION VALLEY PARKWAY PHASE 3
 SR 135 and HUMMEL DRIVE
 Santa Barbara County, California

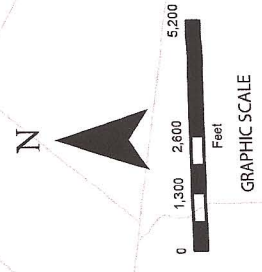
sheet: file: RIGHT OF WAY MAP	 City of Santa Maria Public Works Department 110 South Pine Street Suite 101 Santa Maria, CA 93458 805.925.0951 x225	 REESE Water & Land SURVEYING SERVICES 210 Portage St., Suite 102 Santa Maria, CA 93458 805.543.5373	<table border="1" style="width: 100%;"> <tr> <td>done by: rf</td> <td>version: VER3.7</td> <td>sheet: 1 OF 1</td> </tr> <tr> <td>checked by: rf</td> <td>scale: AS NOTED</td> <td>date: 10/11/2011</td> </tr> <tr> <td>date: 10/11/2011</td> <td>plot scale: 1" = 50'</td> <td>sheet: 1 OF 1</td> </tr> <tr> <td>job no: 1001</td> <td>work: 1001</td> <td></td> </tr> <tr> <td>proj no: 03052011</td> <td></td> <td></td> </tr> </table>	done by: rf	version: VER3.7	sheet: 1 OF 1	checked by: rf	scale: AS NOTED	date: 10/11/2011	date: 10/11/2011	plot scale: 1" = 50'	sheet: 1 OF 1	job no: 1001	work: 1001		proj no: 03052011		
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Proposed Annexation
 +/- 58 acres
 APNs:
 107-250-011
 107-250-012
 107-250-013
 107-250-014
 107-250-015

County Service Area No. 5

LAFCO 11-3
 Union Valley Parkway (Phase III) Reorganization:
 Annexation to County Service Area No. 5

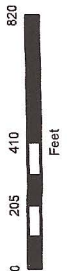


Proposed Annexation

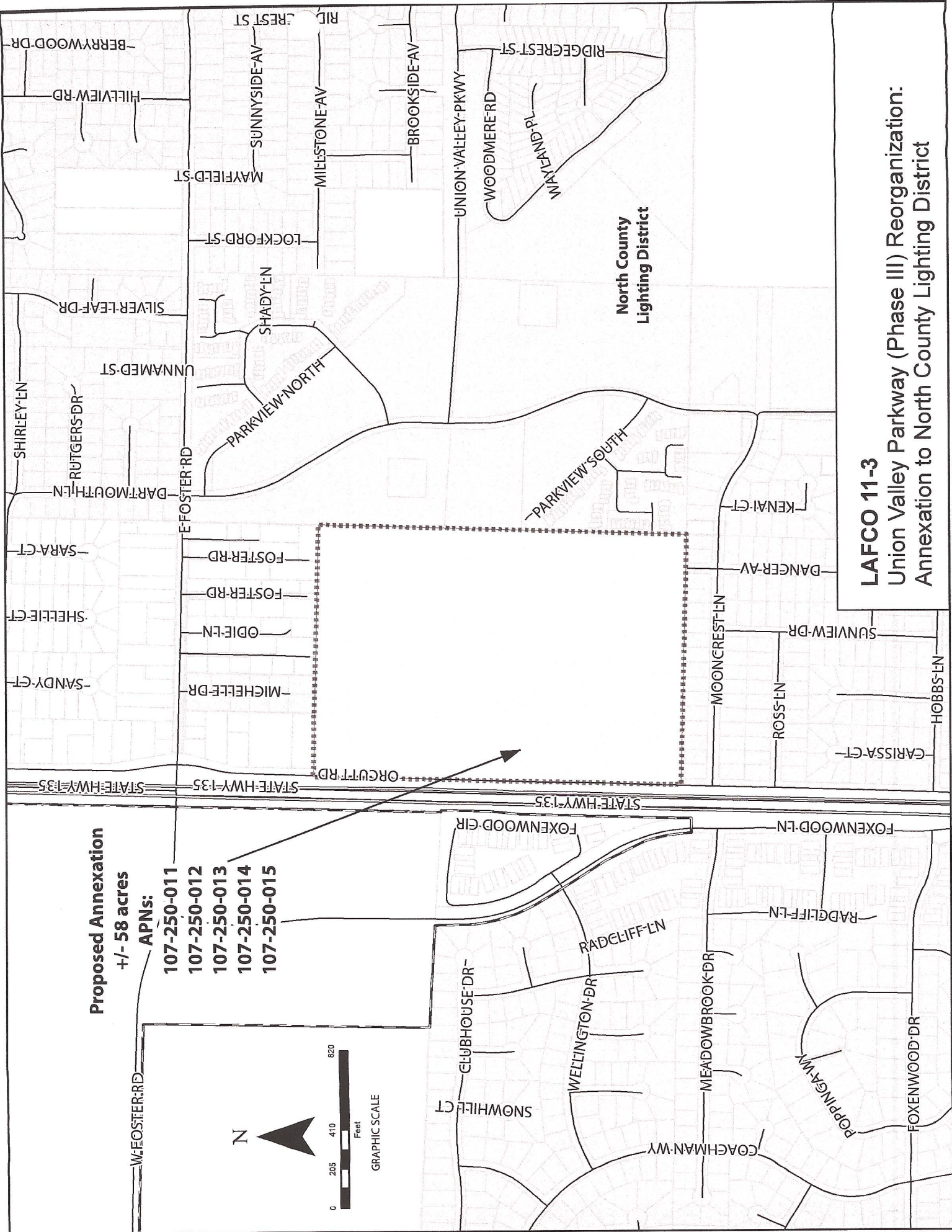
+/- 58 acres

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GRAPHIC SCALE



LAFCO 11-3
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Annexation to North County Lighting District